

ORDER RECEIVED FOR FILING
DATE 3/22/1982

151 PETITION FOR ZONING VARIANCE 82-221-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit accessory structures in the front and side yards in lieu of the required rear third of the lot farthest removed from any street and, to permit a minimum setback of 1.5' from the side and rear property lines in lieu of the required 2.5 feet.

Also we want to legalize the location and setback of the existing shed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
City and State
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.

Legal Owner(s):
HARRY S. COOK
(Type or Print Name)
Signature
DOROTHEA S. COOK
(Type or Print Name)
Signature
3432 GAITHER ROAD (301) 521-3321
Address Phone No.
BALTIMORE, MARYLAND, 21207
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
HARRY S. COOK OR DOROTHEA S. COOK
Name
3432 GAITHER ROAD (X) 521-3321
BALTIMORE, MD, 21207 (O) 247-8711
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of April, 1982, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE corner of Gaither Rd. and
Sunset Lane, 2nd District : OF BALTIMORE COUNTY
HARRY S. COOK, et ux,
Petitioners : Case No. 82-221-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Harry S. Cook, 3432 Gaither Road, Baltimore, Maryland 21207, Petitioners.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 7, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Harry S. Cook
3432 Gaither Road
Baltimore, Maryland 21207

RE: Item No. 151
Petitioner - Harry S. Cook, et ux
Variance Petition

Dear Mr. & Mrs. Cook:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a pool in the side and front yard and legalize the setback of the existing shed, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR March 23, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1981-1982)
Property Owner: Harry S. & Dorothea S. Cook
N/E corner Gaither Road and Sunset Lane
Acres: 55/55 X 105/110 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 9, plat of "Little Dale", recorded G.L.B. 17, Folio 19 (not Block "B" Millwood as indicated, with lot dimensions in error).

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 151 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley
L-NE Key Sheet
19 NW 27 & 28 Pos. Sheets
NW 5 G Topo
77 & 87 Tax Maps

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 19, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #137 - Pau' G. & Karne A. Riesner
- Item #139 - Frederick & Sharon Leavitt
- Item #141 - Kenneth W. & Sharon A. Daniels
- Item #142 - Edward E. & Louise Smith
- Item #144 - L. Glen & Patricia D. Rook
- Item #147 - James W. & Margaret I. Paul
- Item #148 - Paul J. & Ruth A. Glase
- Item #151 - Harry S. & Dorothea S. Cook
- Item #152 - Norbert Muench
- Item #153 - Evan E. & Nancy J. Evans

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
494-3995

PAUL H. REINCKE
CHIEF

March 30, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harry S. & Dorothea S. Cook

Location: NE/Cor. Gaither Road and Sunset Lane

Item No.: 151

Zoning Agenda: Meeting of February 23, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Ian J. Forrest
Planning Group
Special Inspection Division

Noted and Approved: George M. Wagemann
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari
Charles E. (Ted) Burman
TO: Date: March 2, 1982
FROM: Zoning Advisory Committee
Meeting of February 23, 1982
SUBJECT:

- ITEM NO. 118 Standard Comment
- ITEM NO. 119 See Comments
- ITEM NO. 150 See Comments
- ITEM NO. 151 Standard Comments
- ITEM NO. 152 Standard Comments
- ITEM NO. 153 See Comments
- ITEM NO. 55 No further Comments - Revised
- ITEM NO. 122 No further Comments - Revised

CEB:rrj

Charles E. Burman
Charles E. Burman
Plans Review Chief

ORDER RECEIVED FOR FILING

DATE April 21, 1982
BY John R. Montgomery
ADMINISTRATIVE SERVICES

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of April, 1982, that the herein Petition for Variance(s) to permit accessory structures, inground swimming pool and an existing storage shed, to be located in the front and side yards in lieu of the required rear third of the lot to be removed from any street and a minimum setback of 1.5 feet from the side and rear property lines in lieu of the required 2.5 feet, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The swimming pool must be drained in such a way as to prevent overflow onto adjacent properties.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. R. Montgomery
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 23, 1982

RE: Item No: 148, 149, 150, 151, 152, 153
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-221-A

Date: March 23, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:rmc



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 13, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1981-1982)
Property Owner: Harry S. & Dorothea S. Cook
N/E corner Gaither Rd. & Sunset La.
Acres: 55/55 x 105/110 District: 2nd

Dear Mr. Hammond:

The following amended comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The description of this property in the first paragraph of the comments March 23, 1982 is incorrect and amended as follows:

This property comprises Lot 9, Block "B" plat of Millwood, recorded W.J.R. 26, Folio 42, with the lot dimensions correctly indicated on the submitted plan.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 151 (1981-1982).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

L-NE Key Sheet
20 NW 27 Pos. Sheet
NW 5 G Topo
77 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Lloyd T. Stewart
3430 Gaither Road
Baltimore, Maryland 21207

April 22, 1982

Baltimore County Zoning Board
Towson, Maryland 21204

RE: Harry S. Cook
3432 Gaither Road
Baltimore, Maryland 21207
Zoning Request

To Whom it May Concern,

My full support is hereby given for the above referenced request for zoning for a swimming pool. Having been a next door neighbor of the Cook's for the past 3 1/2 years I can attest to their reputable character. The swimming pool would be a welcome addition to the neighborhood.

Sincerely,

Lloyd T. Stewart
Lloyd T. Stewart

Frederick R. Montagna 3431 Gaither Rd.
Sylvia P. Hyatt 3577 Rockdale Ct.

PETITIONER'S
EXHIBIT 2

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of February 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 148, 150, 151, 152 and 153.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/r1j

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-221-A Item 151
Building Permit Application
No. 43781
2 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Harry S. Cook
Dorothea S. Cook

PETITION FOR VARIANCES

2nd DISTRICT

ZONING: Petition for Variances
LOCATION: Northeast Corner of Gaither Road and Sunset Lane
DATE & TIME: Thursday, April 15, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit accessory structures in the front and side yards in lieu of the required rear third of the lot farthest removed from any street, and to permit a minimum setback of 1.5' from the side and rear property lines in lieu of the required 2.5'

The Zoning Regulation to be excepted as follows:
Section 400.1 - Location and setbacks of accessory structures

All that parcel of land in the Second District of Baltimore County

Being the property of Harry S. Cook, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 15, 1982, at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

